



# County of El Dorado

2850 Fairlane Court,  
Building C  
Placerville, California  
530-621-5595

## MEETING AGENDA Affordable Housing Task Force

*Members:*  
*Meea Kang*  
*Bill Roby*  
*Chris Westlake*

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Wednesday, February 18, 2026

10:00 AM

<https://us06web.zoom.us/j/82623227479>

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**2850 Fairlane Court, Building C Hearing Room, Placerville CA 95667**

**PUBLIC PARTICIPATION INSTRUCTIONS:** The meeting room will be open to the public. The meeting will be live-streamed via Zoom. By participating in this meeting, you acknowledge that you are being recorded.

Members of the public may address the Task Force in-person or via Zoom to make a public comment. The public should call into 530-621-7603 or 530-621-7610. The Meeting ID is 826 2322 7479. Please note you will not be able to join the live-stream until the posted meeting start time.

To observe the live stream of the meeting go to <https://us06web.zoom.us/j/82623227479>.

If you are joining the meeting via Zoom and wish to make a comment on an item, press the "raise a hand" button. If you are joining the meeting by phone, press \*9 to indicate a desire to make a comment. Speakers will be limited to 3 minutes.

Although the County strives to offer remote participation, be advised that remote Zoom participation is provided for convenience only. In the event of a technological malfunction, the only assurance of live comments being received by the Task Force is to attend in person. Except for a noticed teleconference meeting, the Task Force reserves the right to conduct the meeting without remote access if there is a malfunction.

If you choose not to observe the meeting but wish to make a comment on a specific agenda item, please submit your comment in writing. You are encouraged to submit your comment in writing by 4:00 PM on the day before the meeting to ensure the Task Force has adequate time to review. Please submit your comment to staff at [AHTF@edcgov.us](mailto:AHTF@edcgov.us). Your comment will be placed into the record and forwarded to Task Force members.

## PROTOCOLS FOR PUBLIC COMMENT

Public comment will be received at designated periods as called by the Task Force Chair.

Individuals will have three minutes to address the Task Force. Except with the consent of the Task Force, individuals shall be allowed to speak to an item only once.

Individual Task Force members may ask clarifying questions but will not engage in substantive dialogue with persons providing input to the Task Force.

If a person providing input to the Task Force creates a disruption by refusing to follow Task Force guidelines, the Task Force Chair may take the following actions:

Step 1. Request the person adhere to Task Force guidelines. If the person refuses, the Task Force Chair may turn off the speaker's microphone.

Step 2. If the disruption continues, the Task Force Chair may order a recess of the meeting.

Step 3. If the disruption continues, the Task Force Chair may order the removal of the person from the meeting.

## CALL TO ORDER AND ROLL CALL

## ADOPTION OF THE AGENDA AND APPROVAL OF CONSENT CALENDAR

### CONSENT CALENDAR

1. [26-0342](#) Staff recommending the Task Force approve the Affordable Housing Task Force Meeting Minutes from November 19, 2025.

### END OF CONSENT CALENDAR

## OPEN FORUM

Open Forum is an opportunity for members of the public to address the Task Force on subject matter that is not on their meeting agenda and within their jurisdiction. Public comments during Open Forum are limited to three minutes per person. The Task Force Chair may limit public comment during Open Forum.

## AGENDA ITEMS

2. [26-0343](#) Staff recommending the Task Force receive a presentation from Amy Pooley, Executive Director of the El Dorado Community Foundation, on the Engage El Dorado project.
3. [26-0344](#) Staff recommending the Task Force receive an update from staff on current activities.

4. [26-0377](#) Staff recommending the Task Force elect a Vice-Chair, with the selection becoming effective at the next meeting.

**NEXT MEETING**

**ADJOURNMENT**



# County of El Dorado

330 Fair Lane, Building A  
Placerville, California  
530 621-5390  
FAX 622-3645  
www.edcgov.us/bos/

## Master Report

**File Number: 26-0342**

<b>*File ID #:</b> 26-0342	<b>Agenda Type:</b> Agenda Item	<b>Status:</b> Consent Calendar
<b>Version:</b> 1	<b>Reference:</b>	<b>Gov Body:</b> Affordable Housing Task Force
<b>Department:</b>		<b>Created:</b> 02/09/2026
<b>Agenda Title:</b> Approval of the November Meeting Minutes		<b>Final Action:</b>
<b>Title:</b> Staff recommending the Task Force approve the Affordable Housing Task Force Meeting Minutes from November 19, 2025.		

**Notes:**

**Code Sections:**

**Agenda Date:** 02/18/2026

**Agenda Number:** 1.

**Sponsors:**

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**Attachments:** A - Draft Meeting Minutes 11-19-2025

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**Contact:**

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### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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#### Text of Legislative File 26-0342

Staff recommending the Task Force approve the Affordable Housing Task Force Meeting Minutes from November 19, 2025.



# County of El Dorado

2850 Fairlane Court,  
Building C  
Placerville, California  
530-621-5595

## Minutes - Draft Affordable Housing Task Force

*Members:*  
*Vance Jarrard*  
*Meea Kang*  
*Bill Roby*  
*Chris Westlake*

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Wednesday, November 19, 2025

10:00 AM

<https://us06web.zoom.us/j/89785609370>

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### 2850 Fairlane Court, Building C Hearing Room, Placerville CA

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**CALL TO ORDER AND ROLL CALL**

The meeting was called to order at approximately 10:08 A.M.

Present: 4 - Jarrard, Kang, Roby and Westlake

**ADOPTION OF THE AGENDA AND APPROVAL OF CONSENT CALENDAR**

*Public Comment: None*

A motion was made by Member Jarrard, seconded by Member Roby, to Adopt the Agenda and Approve the Consent Calendar.

Yes: 4 - Jarrard, Kang, Roby and Westlake

**CONSENT CALENDAR**

- 1. [25-1938](#) Staff recommending the Task Force approve the Affordable Housing Task Force Meeting Minutes from September 17, 2025.

This item was approved on the Consent Calendar.

**END OF CONSENT CALENDAR**

## OPEN FORUM

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*Public Comment: F. Porter*

## AGENDA ITEMS

2. [25-1939](#) Staff recommending the Task Force elect a Vice-Chair, with the selection becoming effective at the next meeting.

*Public Comment: Member of the Public*

**A motion was made by Member Kang, seconded by Member Roby, to appoint Member Jarrard as Vice-Chair.**

**Yes:** 4 - Jarrard, Kang, Roby and Westlake

3. [25-1940](#) Staff recommending the Task Force receive a brief discussion on the current vacancy.

*Public Comment: None*

**Deputy Director of Planning, Robert Peters, provided a brief update regarding the current vacancy on the Task Force. He stated that staff will begin accepting applications for the vacancy in the near future.**

4. [25-1941](#) Staff recommending the Task Force analyze the Board's direction provided on November 4, 2025, and discuss appropriate next steps for implementation of the Resolution of Intention.

*Public Comment: F. Porter; Member of the Public*

**Deputy Director of Planning, Robert Peters, provided a brief summary of the Board of Supervisors' direction given on November 4, 2025. The Task Force directed staff to:**

- 1. Begin identifying and inviting subject matter experts to present at future meetings;**
- 2. Research practices in other jurisdictions and gather information on the costs and scopes of work associated with affordable housing fee nexus studies;**
- 3. Identify a recent approved housing development that can be utilized as a model to see what a Community Facilities District (CFD) fee would look like; and**
- 4. Develop a strategic plan/timeline to ensure efforts on the development of the Affordable Housing Ordinance progress in a timely and organized manner.**

**NEXT MEETING: January 21, 2026 at 10:00 A.M.**

**ADJOURNED AT 11:18 A.M.**



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## Master Report

**File Number: 26-0343**

<b>*File ID #:</b> 26-0343	<b>Agenda Type:</b> Agenda Item	<b>Status:</b> Agenda Item
<b>Version:</b> 1	<b>Reference:</b>	<b>Gov Body:</b> Affordable Housing Task Force
<b>Department:</b>		<b>Created:</b> 02/09/2026
<b>Agenda Title:</b> EEI Presentation		<b>Final Action:</b>
<b>Title:</b> Staff recommending the Task Force receive a presentation from Amy Pooley, Executive Director of the El Dorado Community Foundation, on the Engage El Dorado project.		

**Notes:**

**Code Sections:**

**Agenda Date:** 02/18/2026

**Agenda Number:** 2.

**Sponsors:**

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**Attachments:** A - Engage El Dorado Presentation 02.18.2026

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**Contact:**

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### History of Legislative File

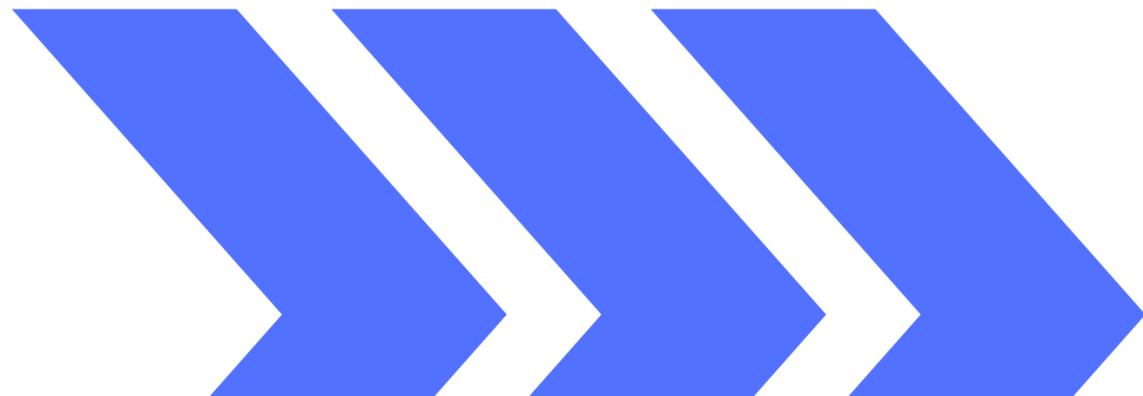
Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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#### Text of Legislative File 26-0343

Staff recommending the Task Force receive a presentation from Amy Pooley, Executive Director of the El Dorado Community Foundation, on the Engage El Dorado project.



- Introduce EDCF & Engage El Dorado
- Provide Project Update





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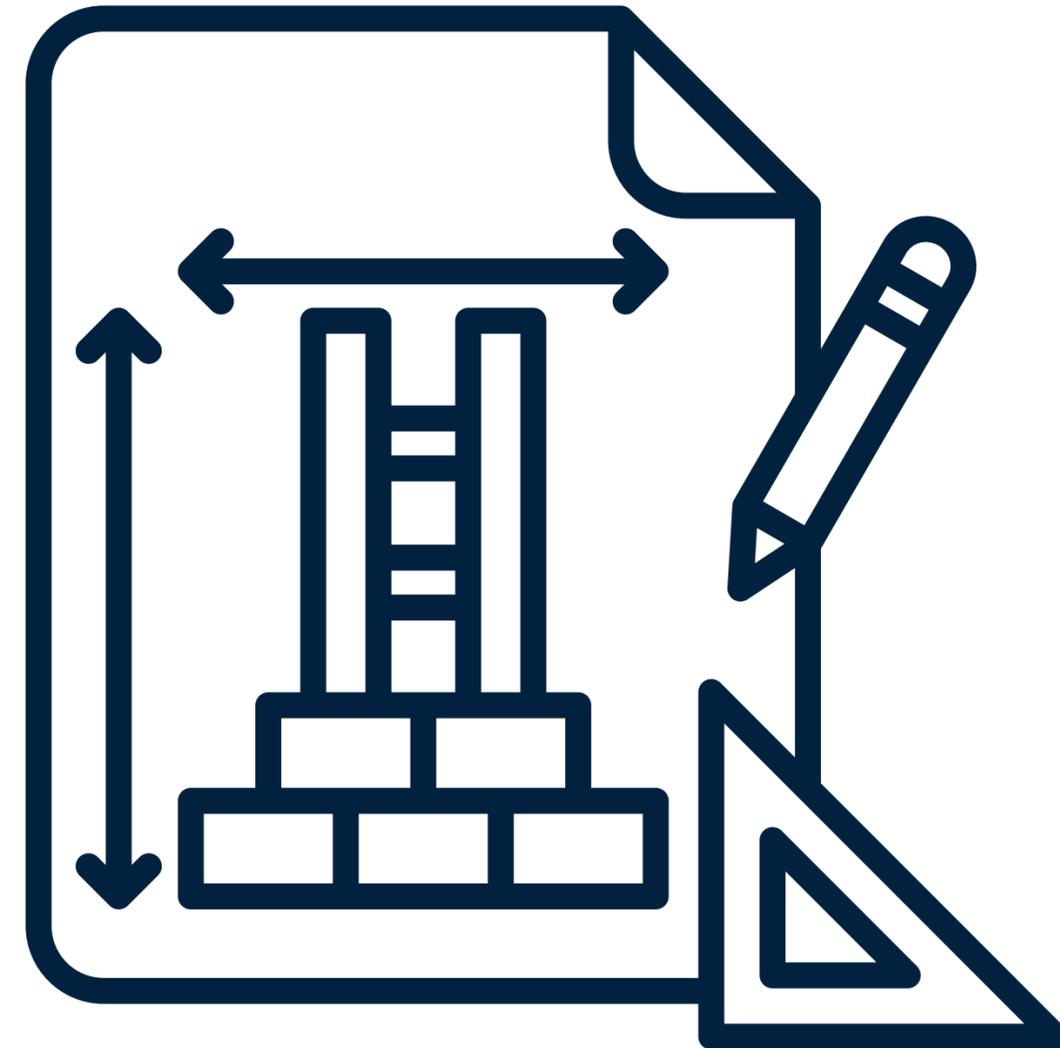
## Engage El Dorado Goals:

- An alternative approach to affordable housing & mobility discussions
- Collect community voices to understand current impacts of rural housing & mobility.
- Utilize collected voices and data to draft a community attainable housing & mobility plan. -informed

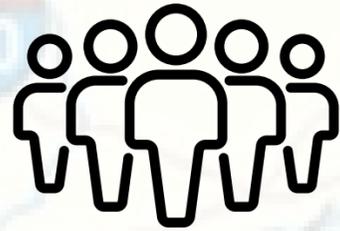


# Early Project Foundations

- Kick -Off w/ SACOG & partner alignment
- Bias training completed
- Housing consultant contracted
- Outreach plan & engagement strategies developed
- Review of housing and mobility data



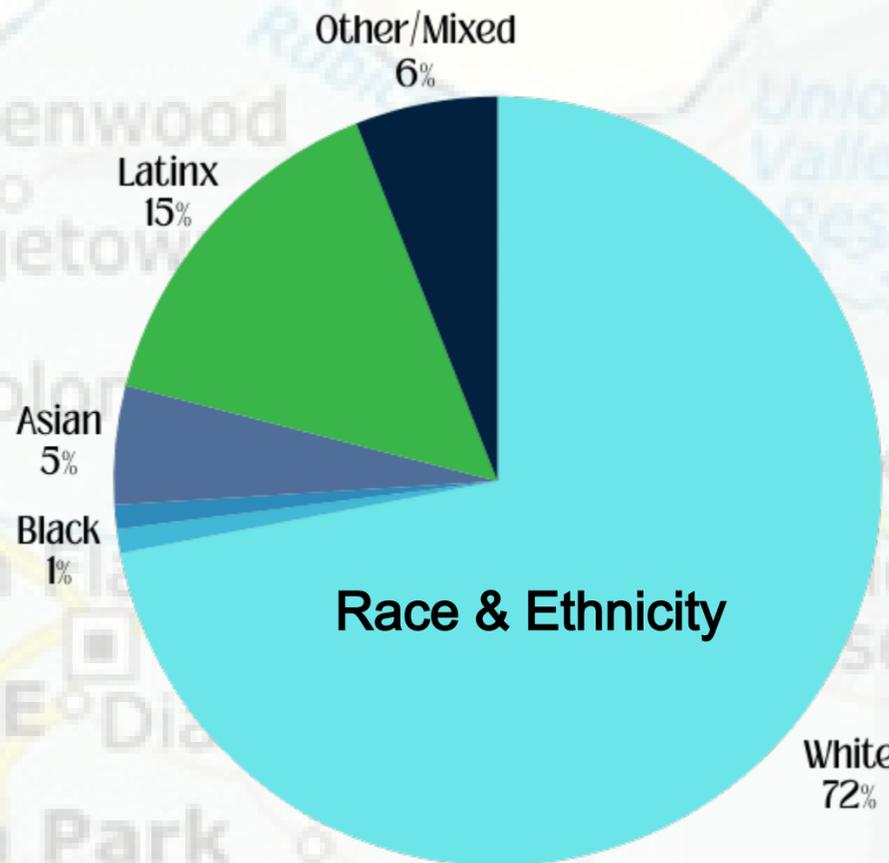
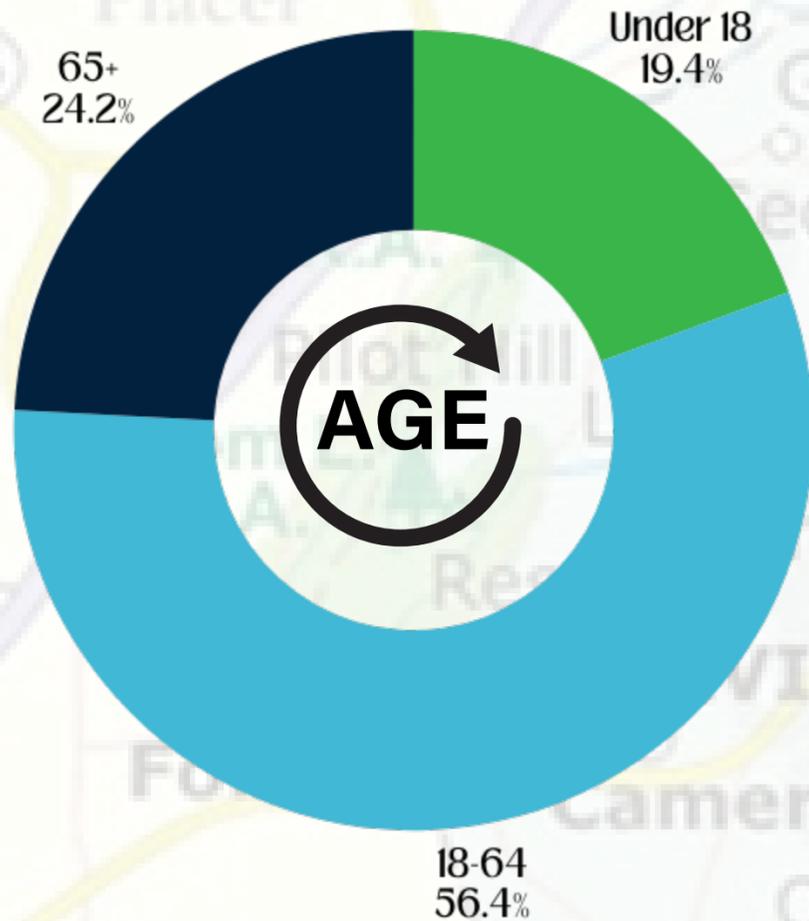
# EL DORADO COUNTY, WHO LIVES HERE?



**Population:**  
**192,215**



**Median Household  
Income: \$108,594**

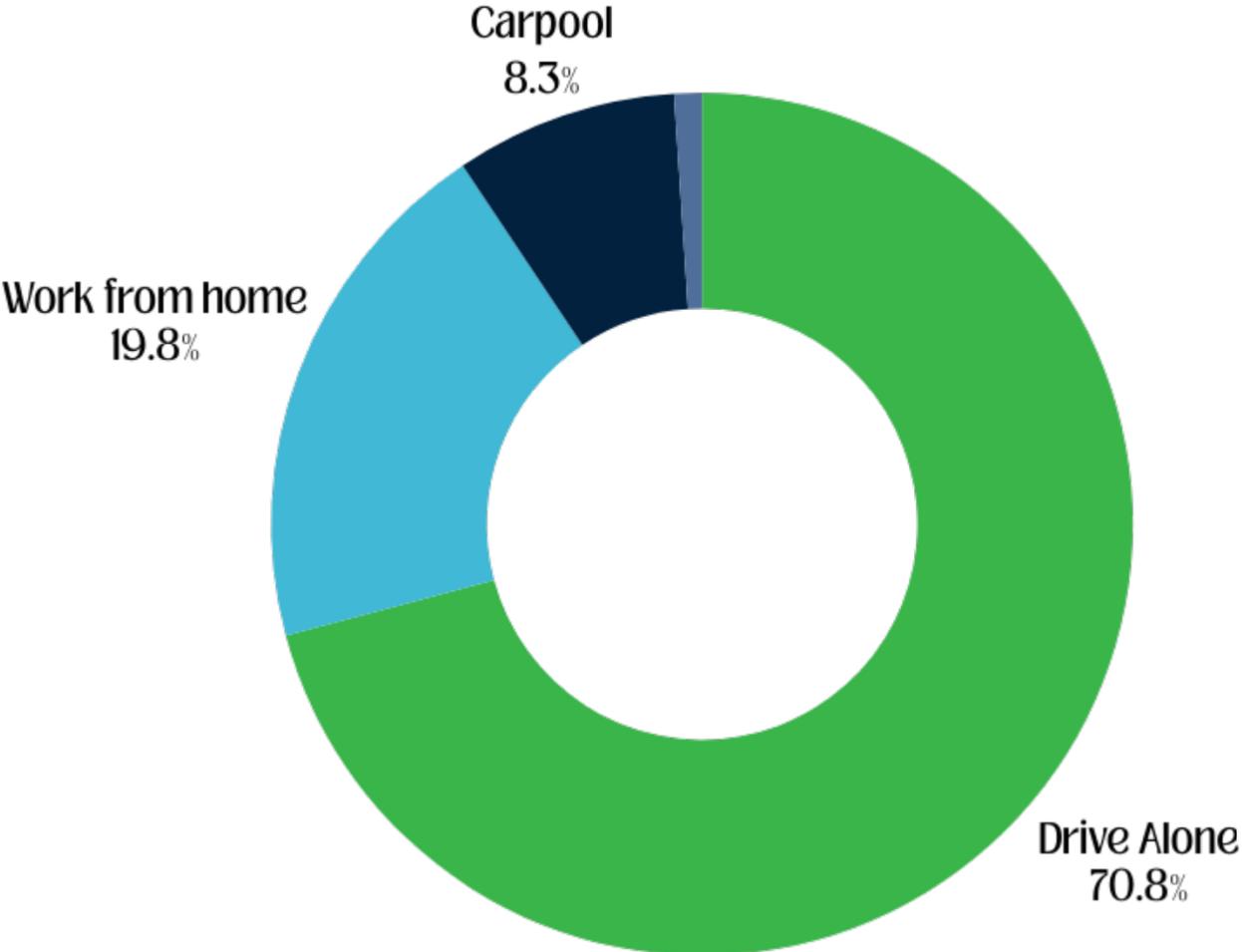


**Nearly 50% of El Dorado County residents live below median household income**

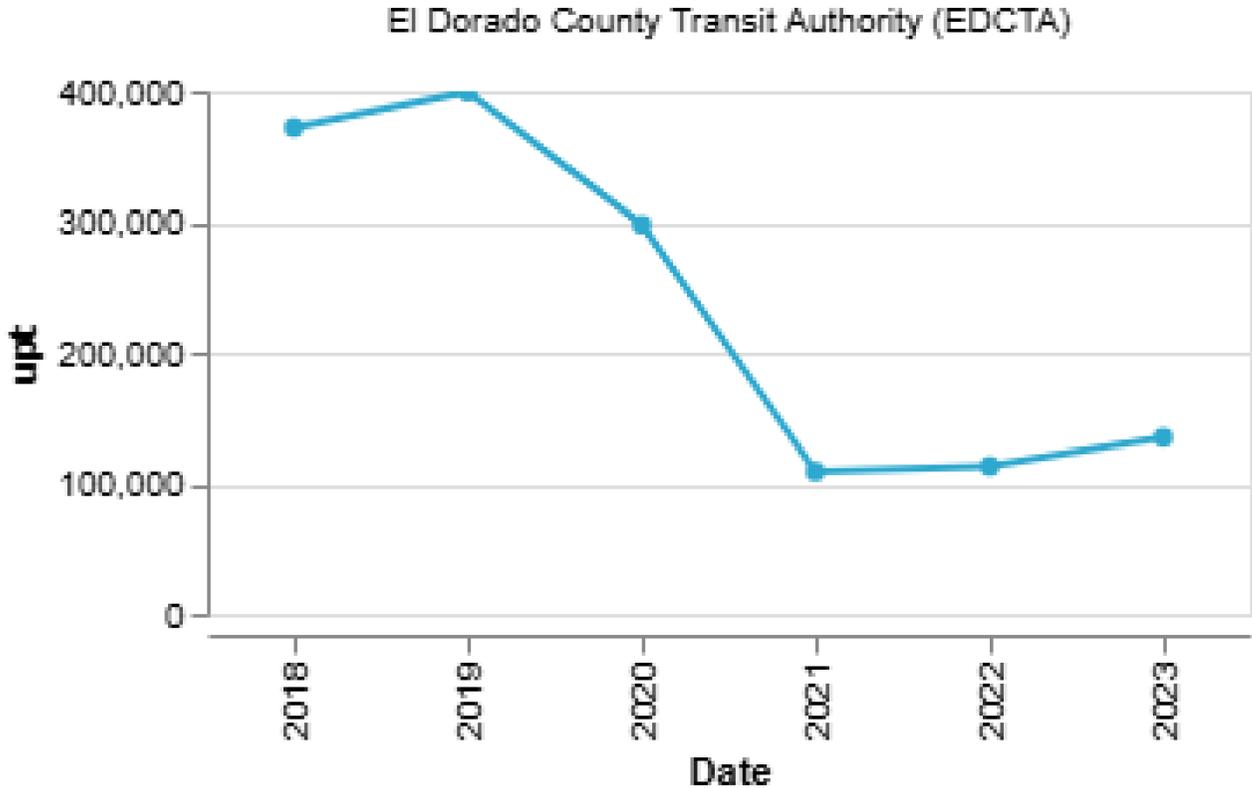
# EL DORADO COUNTY, HOW WE COMMUTE



Average Commute Time: 28.4 minutes



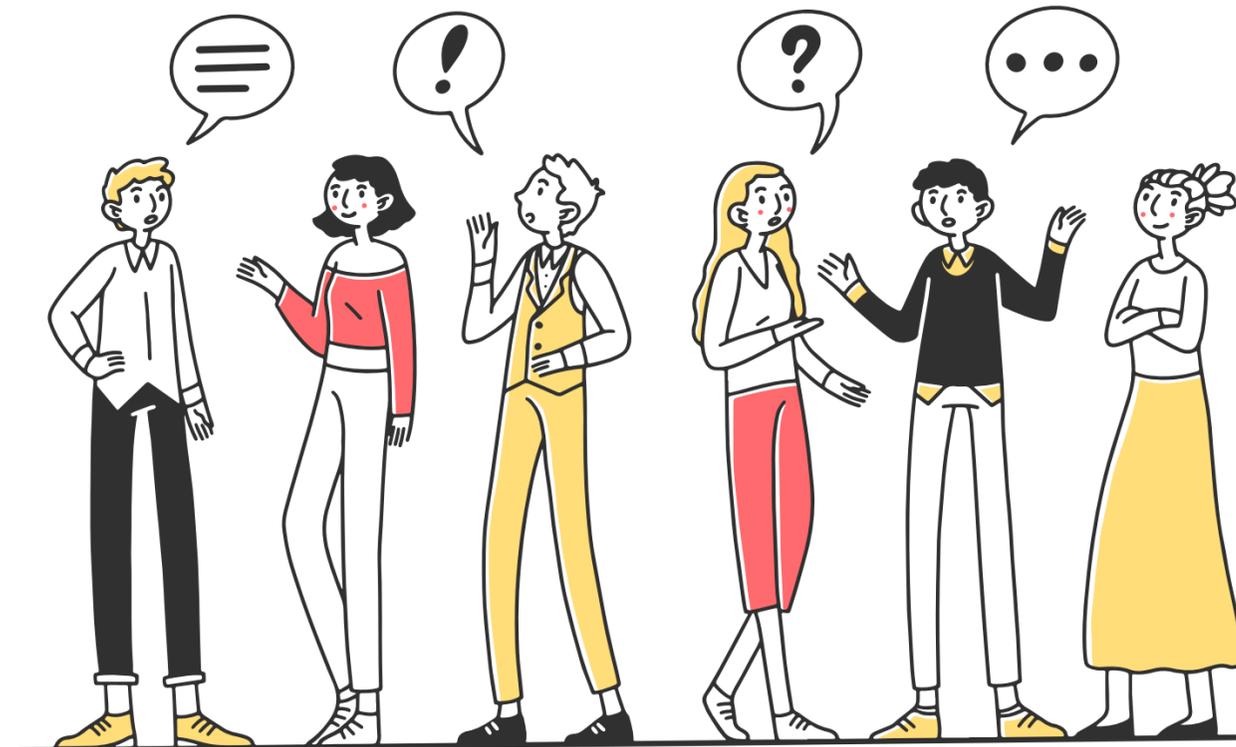
Total Annual Unlinked Passenger Trips by Reporter



Data Source: [censusreporter.org/profiles/05000US06017-el-dorado-county](https://censusreporter.org/profiles/05000US06017-el-dorado-county)

# Community Outreach & Engagement (September - December 2025)

- In-person sessions across all Supervisorial Districts
  - Some were formal meetings, some were more casual outreach
  - Casual outreach proved more effective
  - Provided incentives (gift cards) to those who participated
- Online survey launched for broader access
  - Over 1,000 responses collected
  - Spanish-language access enabled
  - Strong geographic representation across county



## Strong Media & Partner Support

- Press releases, paid campaigns, KCRA coverage
- Nonprofit + workforce partners foodbanks, hospitals, education
- County channels amplified distribution



# Population Engagement Insights



## Sessions reached underserved & underrepresented groups

Survey data by zip codes confirms strong representation from both the Western Slope and Tahoe Basin, with additional depth in rural areas.

### **Western Slope (HWY 50 Corridor, El Dorado Hills to Placerville)**

ZIPs: 95667, 95682, 95762, 95619, 95672, 95613, 95623, 95651, 95614

~61% of total responses

### **Tahoe Basin**

ZIPs: 96150 + basin adjacencies

~15% of total responses

### **Mountain/Rural**

ZIPs: 95726, 95709, 95634, 95633, 95684, 95636, 95635, 95656

~17% of total responses

### **Other / Outside**

Small amounts from outside-county ZIPs (Carson Valley)

<2%

# Early Data Trends



No one -size solution to meet county -wide needs.

Region	Housing Challenge	Transportation Challenge
Tahoe Basin	Worker housing scarcity, seasonal displacement, high cost	Seasonal congestion, limited off - season transit
Western Slope (Placerville → EDH)	Cost, supply, suburban growth pressure	Congestion + limited non-car options
Rural Interior & Mountains	Aging in place, limited stock, aging housing	Distance to services, unreliable transit coverage

# 2026 Roadmap

- Data Analysis
- Build Strategies

## Estimated Project Timeline

February: Meet with Housing Task Force

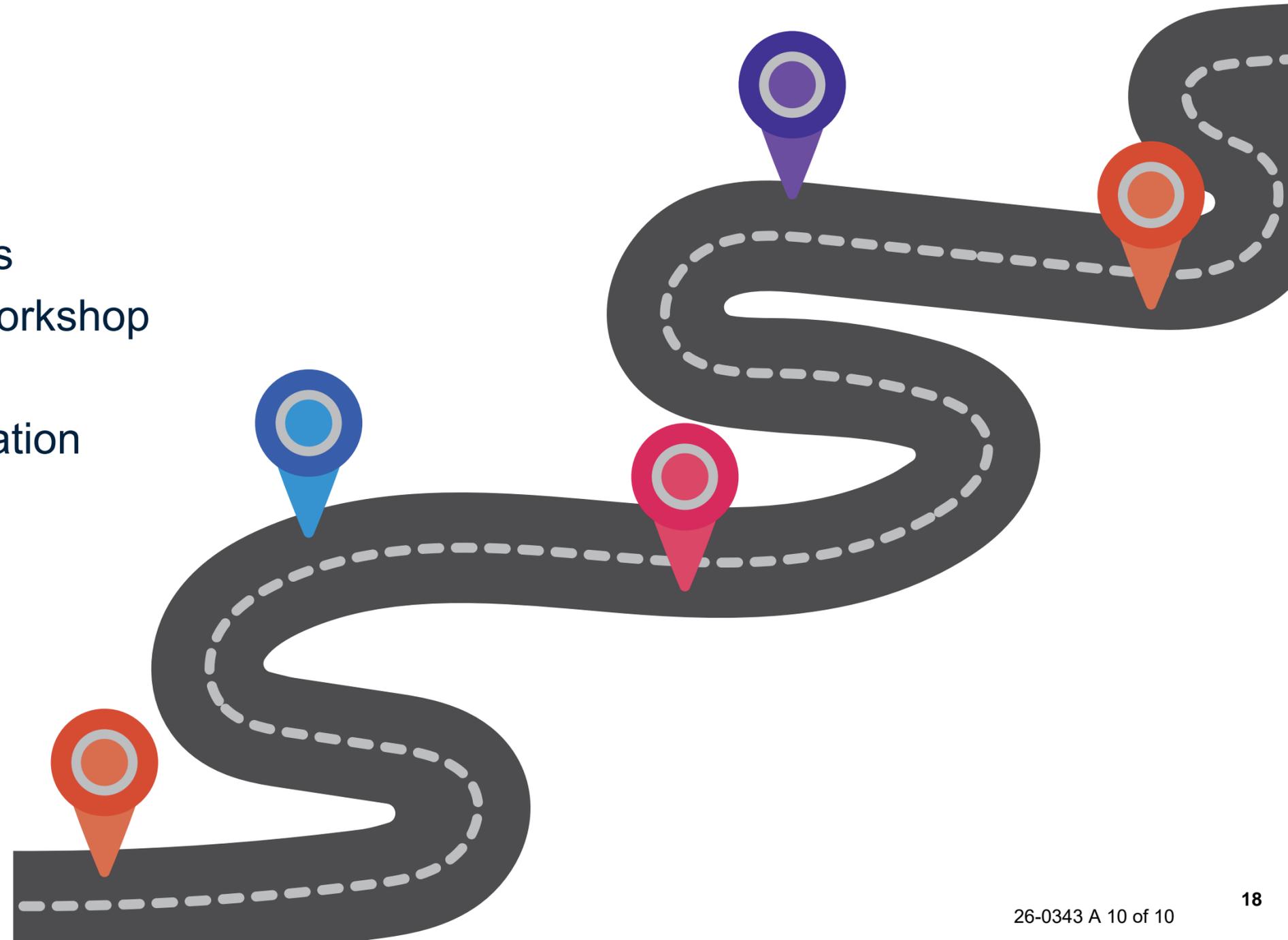
Early Spring: Convene with project Stakeholders

Early Summer: Initial strategy building + BOS workshop

Early Fall (September): Set Strategies

Late Fall: Final Strategy Review before presentation

December: BOS final presentation





# County of El Dorado

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FAX 622-3645  
www.edcgov.us/bos/

## Master Report

**File Number: 26-0344**

<b>*File ID #:</b> 26-0344	<b>Agenda Type:</b> Agenda Item	<b>Status:</b> Agenda Item
<b>Version:</b> 1	<b>Reference:</b>	<b>Gov Body:</b> Affordable Housing Task Force
<b>Department:</b>		<b>Created:</b> 02/09/2026
<b>Agenda Title:</b> Staff Update		<b>Final Action:</b>
<b>Title:</b> Staff recommending the Task Force receive an update from staff on current activities.		

**Notes:**

**Code Sections:**

**Agenda Date:** 02/18/2026

**Agenda Number:** 3.

**Sponsors:**

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**Attachments:** A - Staff Presentation 02.18.2026

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**Contact:**

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### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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#### Text of Legislative File 26-0344

Staff recommending the Task Force receive an update from staff on current activities.



# Affordable Housing Task Force

## Staff Update

Affordable Housing Unit

February 18, 2020

# Overview

- ▶ Task Force Member Recruitment
- ▶ Housing Element Annual Progress Report
- ▶ Affordable Housing Ordinance Activities Update
- ▶ Next Steps

# Task Force Member Recruitment

- ▶ Welcome New Member
  - ▶ Jeff Short from the North State Building Industry Association (BIA)
- ▶ One Existing Vacancy
- ▶ Active Recruitment Underway

# Housing Element Annual Progress Report

- ▶ 2025 Housing Element Annual Progress Report
  - ▶ Upcoming BOS Hearing - March 2026
  - ▶ Provided by our Long Range Planning Division
  - ▶ Includes Summary of 2025 RHNA Progress
- ▶ 2021-2024 RHNA Progress
- ▶ Other Approved Projects
- ▶ County Demographics

# Regional Housing Needs Allocation Progress (2024): Permitted Units Issued by Affordability

Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-05/14/2021	2021	2022	2023	2024	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1,441	-	-	-	48	43	130	1,311
	Non-Deed Restricted		-	-	11	15	13		
Low	Deed Restricted	868	-	-	-	32	21	121	747
	Non-Deed Restricted		-	-	19	26	23		
Moderate	Deed Restricted	903	-	-	-	-	-	137	766
	Non-Deed Restricted		-	50	25	34	28		
Above Moderate		2,141	-	394	556	471	437	1,858	283
Total RHNA		5,353							
Total Units			-	444	611	626	565	2,246	3,107
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).									
		5						6	7
		Extremely low-Income Need		2021	2022	2023	2024	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		721		-	8	19	24	51	670

# Diamond Village Apartments Phase 1

- ▶ 81 deed-restricted units
  - ▶ 48 very low-income
  - ▶ 32 low-income
  - ▶ 1 manager unit (also deed restricted)
- ▶ Financing: CDBG, LIHTC, PLHA, TIF Offset



# El Dorado Haven



- ▶ 65 deed-restricted units
  - ▶ 43 very low-income
  - ▶ 21 low-income
  - ▶ 1 manager unit
- ▶ 15 units reserved for veterans and formerly homeless
- ▶ Financing: CDLAC, MHP, NPLH, LIHTC, TIF Offset

# Other Approved Projects

- ❑ Diamond Village Phase 2
  - ❑ 30 deed-restricted units
  - ❑ Permits submitted
- ❑ El Dorado Senior Village Phase 1
  - ❑ 72 deed-restricted units
  - ❑ Under Construction
- ❑ Racquet Way
  - ❑ 24 deed-restricted units
    - ❑ 12 restricted for Seniors
    - ❑ Permits submitted

## County Demographics (2022 BAE Report)

- ▶ 1 out of 5 people are 65 or older
- ▶ 81% Owner-Occupied / 19% Renter-Occupied
- ▶ 30% West Slope are lower income
- ▶ 33% housing cost-burdened (greater than 30%) (2021)
- ▶ 40% housing cost burdened (2041)
- ▶ 56% Tahoe Basin lower income
- ▶ 39% housing cost-burdened (2021)
- ▶ 37% housing cost-burdened (2041)



# BOS Resolution of Intent (November 4, 2025)

- ▶ Component 1: Mandatory Affordable Housing Fee
  - ▶ Program Structure: define and state purpose of fee
  - ▶ Policy Considerations (e.g., feasibility study, housing fund expansion, determine project types and sizes)
- ▶ Component 2: Alternatives to Mandatory Affordable Housing Fee
  - ▶ Program Structure: define and state purpose of alternative program
  - ▶ Policy Considerations (e.g., project types, project sizes)
  - ▶ Establish Alternatives (e.g., provide affordable units, land dedication)
  - ▶ Establish Incentives (e.g., expedited processing, financing alternatives)

# Component 1.A.

## Program Structure (Purpose)

- ▶ Production of new affordable housing (rental or ownership)
- ▶ Preservation or rehabilitation of existing affordable housing
- ▶ Affordable housing site acquisition
- ▶ Subsidies / gap financing
- ▶ Homebuyer programs / down payment assistance
- ▶ Recover administrative costs (typically limited to 5-10%)



# Component 1.B.

## Policy Consideration and Fee Nexus Approach



Calculate affordable housing demand generated by new residential / non-residential development



Analyze applicable residential development prototypes (single family detached, townhomes, condominiums, apartments)



Analyze applicable non-residential development prototypes (office, retail, industrial)

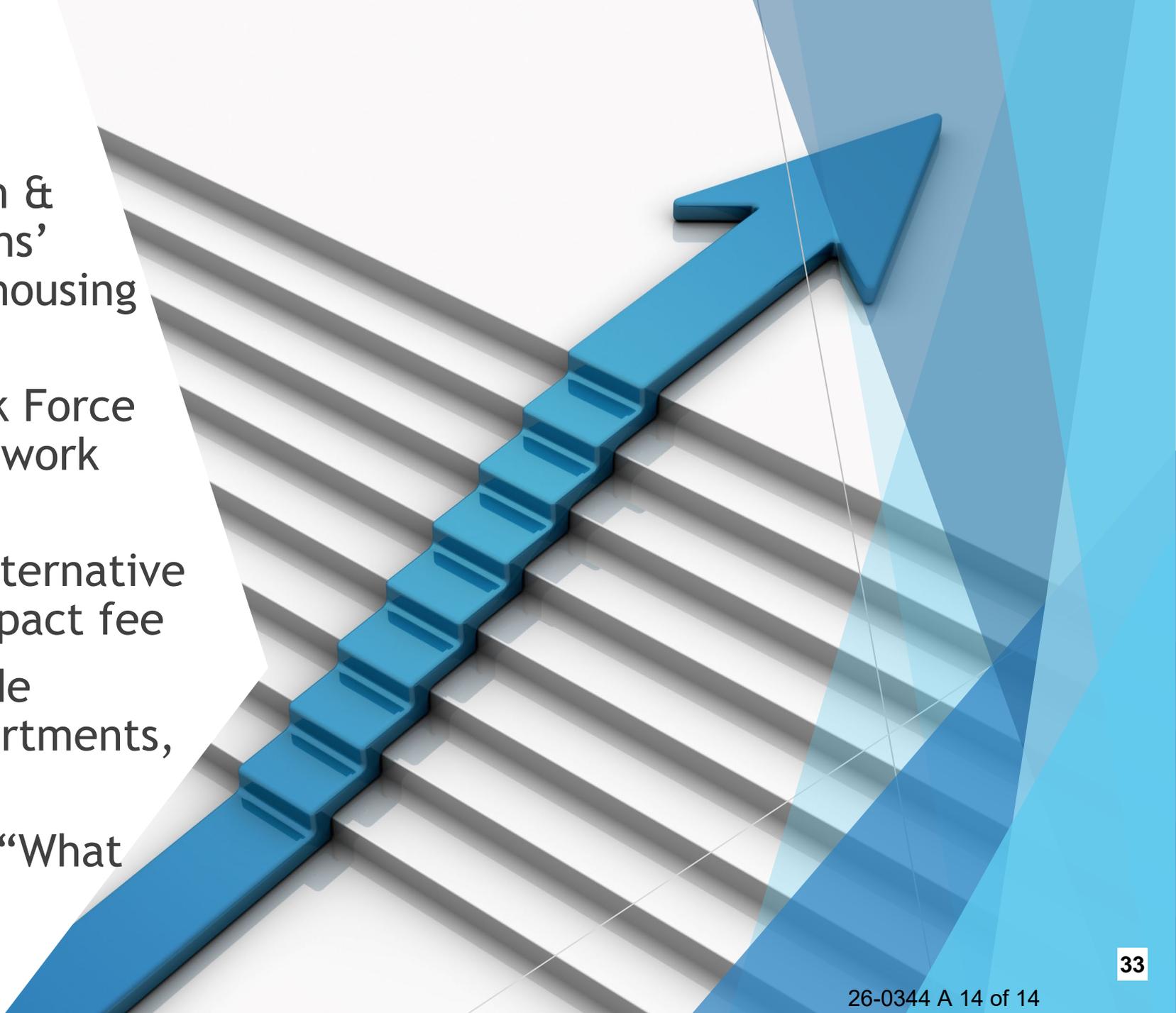


Understand maximum justifiable fees and supportable fees per development prototype

# Recent Staff Activities

- Reviewing SACOG jurisdictions undergoing fee nexus studies and tracking their progress
- Interviewing jurisdictions about draft fee nexus studies and affordable housing policies
- Interviewing jurisdictions' use of enhanced infrastructure financing districts (EIFD, CFD, etc.)
- Developing Nexus Scope

# Next Steps



- ▶ Staff update on research & interviews of jurisdictions' efforts with affordable housing fee nexus studies
- ▶ Seek input from the Task Force on draft Nexus scope of work components
- ▶ Research and propose alternative program elements to impact fee
- ▶ Coordination with outside agencies (EID, Fire Departments, etc.)
- ▶ Task Force feedback on “What are we missing?”



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## Master Report

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<b>Version:</b> 1	<b>Reference:</b>	<b>Gov Body:</b> Affordable Housing Task Force
<b>Department:</b>		<b>Created:</b> 02/13/2026
<b>Agenda Title:</b> Vice-Chair		<b>Final Action:</b>
<b>Title:</b> Staff recommending the Task Force elect a Vice-Chair, with the selection becoming effective at the next meeting.		

**Notes:**

**Code Sections:**

**Agenda Date:** 02/18/2026

**Agenda Number:** 4.

**Sponsors:**

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**Attachments:**

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**Contact:**

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### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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#### Text of Legislative File 26-0377

Staff recommending the Task Force elect a Vice-Chair, with the selection becoming effective at the next meeting.